

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
September 26th, 2012

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7:00 p.m. Members present included Jim Hampton, Laura McGucken, Lee Benes, Tom Steele and Kevin Mataczynski. Christine Nykiel was excused. Also present Zoning Administrator Dan Dziadosz and Planning Intern Jeff Kussow.

MINUTES: Motion by Tom Steele and seconded by Jim Hampton to approve the August 22nd, 2012 minutes. Motion carried.

PUBLIC HEARINGS:

- a) *Paul D. Wirth representing the Town of Rib Mountain Fire Department requesting a conditional use approval for a modification of the site plan; Docket #: 2012-24 (Rescheduled for October 10, 2012)*

Mr. Dziadosz explained that this item will be on the agenda at the October 10th Plan Commission meeting. He explained that any public facility is treated as a conditional use and the structure will be put on the parcel across Trillium Lane from the Public Safety building.

CERTIFIED SURVEY MAP APPROVALS: None

NEW BUSINESS:

- a) *Carbuff's signage increase request – Discussion / interpretation of total allowed signage when using the street frontage ratio method concerning private access streets.*

Mr. Kussow explained Finishing Touch's signage allowance increase request for Carbuff's. He explained that Carbuff's would like to increased signage allowance for the parcel by allowing the private access roads to the South and East to be included for total signage allowance when using the street frontage length ratio method. He explained that street frontage only refers to frontage of the parcel along public streets, where Rib Mountain Drive to the west is the only applicable street. Mr. Kussow went on to further explain the three different calculation methods for total signage allowance and stated that the street frontage ratio method allows for the most allowed signage with 121.31 square feet. Carbuff's currently is over the allowed signage limit with 166.2 square feet due to the auxiliary menu board on the east building wall being constructed without a permit or approval. Mr. Kussow also explained that if the private access roads were to be included with the street frontage ratio method, the total allowed signage would increase to 371.5 square feet. Carbuff's would then be requesting to increase the signage area on the parcel to 338.38 square feet with increases in size of the

“Detail” and “Car Wash” wall signs, and the addition of three new “Express Lube” wall signs. Mr. Kussow reminded the commission about a similar case in the past involving Kryshak Jewelers, where private access roads were considered in the increased signage allowance request as part of a UDD site plan review.

Laura McGucken asked for verification on the street definitions and the street designations of the private access roads involved. Dan Dziadosz explained how a street is defined and what the inclusions/exclusions of streets are for the sign ordinance. The commission questioned the access roads and how they are dealt with by the town. Dan explained that these access roads are not maintained by the town and are not classified as public roads. Mrs. McGucken questioned the Kryshak case and how they were allowed the additional signage. Mr. Dziadosz explained that the UDD zoning designation for the Kryshak parcel requires a different process for issues such as signage and there was also another tenant moving into the building that wanted signage for their business.

Chairman Muellner expressed that he does not believe the commission is able to allow more signage without changing the parcel to a UDD zoning designation or changing the signage code. Laura McGucken expressed she is against the zoning change. Tom Steele agreed with Mrs. McGucken, stating that a parcel should not be changed to UDD zoning solely for the purpose of signage.

The commission expressed they do not feel that the proposed signage on the parcel is excessive. Laura McGucken expressed that the sign code may need adjustment in order to avoid dealing with changing zoning designations to UDD for the purposes of increased signage. Chairman Muellner explained that the two available options to solve this issue is to change the parcel to UDD zoning or change the sign code, but the commission has to be careful not to change the sign code just to accommodate for this parcel and they need to take a close look at the sign code in reference to how it will affect other parcels and businesses. The commission expressed that they would like to work on revising the sign code and will work on revising the code in future meetings.

OLD BUSINESS:

a) Raising of chickens in residential neighborhoods; Kronenwetter code changes

Chairman Muellner expressed that he does not feel raising chickens is compatible with residential neighborhoods. Lee Benes asked how a pet is defined. Dan Dziadosz stated that the town has been treating pets in a way where residents can have one or two of just about everything. Mr. Benes stated that chickens have a tendency to attract rodents, which can cause a nuisance. Laura McGucken expressed that she is against raising chickens in residential neighborhood. The commission expressed that there may need to be a revision of the pet ordinance to clarify pet regulations.

b) Proactive Zoning

Dan Dziadosz explained a possible zoning change proposal for the parcel east of the old Troy Foods addressed 3311 Eagle Avenue, which has been receiving inquiries for development of this parcel. He explained that on the backside of this parcel is the Kohl's property and they have been looking at expansion. Mr. Dziadosz stated that rezoning this parcel from SR-3 to SC before a developer requests the zoning change will increase this parcel's marketability and reduce controversy with neighboring parcels when this parcel does get developed. Chairman Muellner expressed the need to create an overall long term plan in order to make decisions on shaping the township's development. The commission discussed different ways of shaping the township's development. The commission expressed that this issue needs to be looked at more thoroughly and they should also meet with the town board in the future to discuss this issue.

c) Bone & Joint Prairie Landscaping; Docket #: 2011-16

The commission was presented with a prairie landscape evaluation done by Prairie Nursery, Inc. They were also presented with photo packet showing the prairie progression on a month by month basis throughout the 2012 summer. The commission commented on the lack of progression of the prairie landscaping since it has been approved. The commission suggested inviting Bone & Joint to a meeting and having a discussion about the progress of the prairie.

CORRESPONDENCE / QUESTIONS: None

ADJOURN: Motion by Kevin Mataczynski and seconded by Jim Hampton. Motion Carried 6-0.

Meeting Adjourned 8:36 pm.

*Respectfully Submitted,
Jeff Kussow*